

RECEIVED  
214-059  
MAY 21 2014  
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY                     

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Sec. Twp. Range

**ZONING HEARING APPLICATION**  
**MIAMI-DADE COUNTY**  
**DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES**

01-0100-000-0294, 01-0100-000-0295, 01-0107-070-1102

01-0106-040-1110, 01-0106-040-1100, 01-0100-000-0550

LIST ALL FOLIO #s: 01-0105-070-1040, 01-3136-000-0220

Date Received

**1. NAME OF APPLICANT** (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

DT Miami, LLC

**2. APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:**

Mailing Address: 2855 Le Jeune Road, 4th floor

City: Coral Gables State: FL Zip: 33134 Phone#: 305-520-2416

**3. OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:**

Owner's Name (Provide name of ALL owners): DT Miami, LLC

Mailing Address: 2855 Le Jeune Road, 4th floor

City: Coral Gables State: FL Zip: 33134 Phone#: 305-520-2416

**4. CONTACT PERSON'S INFORMATION:**

Name: Jose Gonzalez Company: Florida East Coast Industries

Mailing Address: 2855 Le Jeune Road, 4th floor

City: Coral Gables State: FL Zip: 33134

Phone# 305-520-2416 Fax# E-mail: jose.gonzalez@feci.com

**5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION**

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, and range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly label (identify) each legal description attached. In addition to paper version it is requested that lengthy metes and bounds descriptions be provided on diskette or compact disc in Microsoft Word or compatible software.)

see attached

**6. ADDRESS OR LOCATION OF PROPERTY** (For location, use description such as NE corner of, etc.)

Generally bounded by NW 1st Street, NW 1st Avenue, NW 8th Street and the Metrorail right-of-way.

7. SIZE OF PROPERTY irregular ft x irregular ft (in acres): 8.93  
(divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property ☒ acquired ☐ leased: November, 2013 (month & year)

9. Lease term: n/a years

10. IS CONTIGUOUS PROPERTY OWNED BY THE SUBJECT PROPERTY OWNER(S)?

no ☒ yes ☐ If yes, provide complete legal description of said contiguous property.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

11. Is there an option to purchase ☐ or lease ☐ the subject property or property contiguous thereto?

no ☒ yes ☐ (If yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

\_\_\_\_\_

12. PRESENT ZONING CLASSIFICATION: Fixed-Guideway Rapid Transit Sytem-Development Zone

13. APPLICATION REQUESTS (Check all that apply and describe nature of the request in space provided)

- ☐ District Boundary(zone) Changes [Zone(s) requested]: \_\_\_\_\_  
(Provide a separate legal description for each zone requested)
- ☐ Unusual Use: \_\_\_\_\_
- ☐ Use Variance: \_\_\_\_\_
- ☐ Non-Use Variance: \_\_\_\_\_
- ☐ Alternative Site Development: Option: \_\_\_\_\_
- ☒ Special Exception: for approval of a general site development plan
- ☐ Modification of Previous Resolution/Plan: \_\_\_\_\_
- ☐ Modification of Declaration or Covenant: \_\_\_\_\_

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14. Has a public hearing been held on this property within the last year & a half? no ☒ yes ☐.

If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

15. Is this application a result of a violation notice? no ☒ yes ☐. If yes, give name to whom the violation notice was served: \_\_\_\_\_ and describe the violation:

\_\_\_\_\_

16. Describe structures on the property: n/a

17. Is there any existing use on the property? no ☒ yes ☐. If yes, what use and when established?

Use: \_\_\_\_\_ Year: \_\_\_\_\_

18. Do you require a translator for the actual hearing? Yes ☐ No ☒

If yes: Spanish ☐ Haitian Creole ☐ Other ☐ (Please specify which language)

\_\_\_\_\_

19. If you would like a preliminary courtesy review of your application by the technical staff of the Developmental Impact Committee, please check Yes ☐

If yes, the application will be placed on the next available Developmental Impact Committee agenda. There is no additional charge for this service.

Legal Description

**CURRENT OWNERSHIP**

That land in Section 37 (James Hagan Donation), Township 53 and 54 South, Range 41 East, City of Miami, Miami-Dade County, Florida, generally located North of NW 1<sup>st</sup> Street, South of NW 8<sup>th</sup> Street, West of NW 1<sup>st</sup> Avenue, and East of the Miami-Dade County Metrorail being more particularly described as follows:

**TRACTS "A", "B", "C", "D", AND "E",** per corrective Special Warranty Deed O.R.B. 27674, PG 1862;

TOGETHER WITH;

**FDG PARCEL**

A portion of Block 57N of "MIAMI", according to the Plat thereof as recorded in Plat Book B, Page 41 of the Public Records of Miami-Dade County, Florida, more particularly described in Official Records Book 26134 at Page 3234, less an area of overlap with Tract "C" of the plat of "Miami Arena Subdivision", P.B. 129, Page 53 of the Public Records of Miami-Dade County, Florida.

**FUTURE OWNERSHIP (pending recordation of Flagler Gran Central Station plat)**

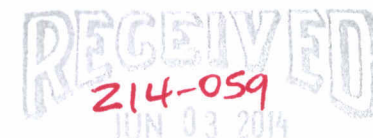
That land in Section 37 (James Hagan Donation), Township 53 and 54 South, Range 41 East, City of Miami, Miami-Dade County, Florida, generally located North of NW 1<sup>st</sup> Street, South of NW 8<sup>th</sup> Street, West of NW 1<sup>st</sup> Avenue, and East of the Miami-Dade County Metrorail being more particularly described as follows:

**TRACTS "A", "B", "C", "C1", "C2", "D", AND "E",** of "Flagler Gran Central Station", according to the Plat thereof as recorded in Plat Book \_\_\_\_ Page \_\_\_\_ of the public records of Miami-Dade County, Florida;

TOGETHER WITH;

**FDG PARCEL**

A portion of Block 57N of "MIAMI", according to the Plat thereof as recorded in Plat Book B, Page 41 of the Public Records of Miami-Dade County, Florida, more particularly described in Official Records Book 26134 at Page 3234, less an area of overlap with Tract "C" of the plat of "Miami Arena Subdivision", P.B. 129, Page 53 of the Public Records of Miami-Dade County, Florida.



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BY

### APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

\*\*\*\*\*

### OWNER OR TENANT AFFIDAVIT

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) the ☐ owner ☐ tenant of the property described and which is the subject matter of the proposed hearing.

Signature

Signature

Sworn to and subscribed to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

\*\*\*\*\*

### CORPORATION AFFIDAVIT

(I)(WE), Kolleen O.P. Cobb, being first duly sworn, depose and say that (I am)(we are) the ☐ President ☒ Vice-President ☐ Secretary ☐ Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the ☐ owner ☐ tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: [Signature]

DT Miami, LLC, a Delaware Limited Liability Company

By: [Signature]

Authorized Signature  
Vice President

Office Held



(Corp. Seal)

Sworn to and subscribed to before me  
this 20 day of May, 14.

Notary Public: [Signature]  
Commission Expires: September 6, 2016

\*\*\*\*\*

### PARTNERSHIP AFFIDAVIT

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the ☐ owner ☐ tenant of the property described herein which is the subject matter of the proposed hearing.

(Name of Partnership)

By \_\_\_\_\_ %

By \_\_\_\_\_ %

By \_\_\_\_\_ %

By \_\_\_\_\_ %

Sworn to and subscribed to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

\*\*\*\*\*

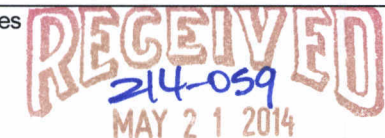
### ATTORNEY AFFIDAVIT

I, Neisen Kasdin, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Signature

Sworn to and subscribed to before me  
this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

BY [Signature]

## ACKNOWLEDGEMENT BY APPLICANT

1. The Public Works Department, the Department of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Public Works conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3<sup>rd</sup> District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.
5. Any covenant to be proffered must be submitted to the Department's Legal Advisor, on County form, at least 1 month prior to the hearing date. The covenant will be reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to Legal Advisor must carry a cover letter indicating subject matter, application number and hearing date. Legal Advisor may be reached at (305) 375-3075

DT Miami LLC  
By [Signature]

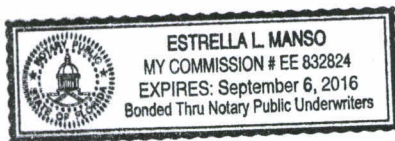
(Applicant's Signature)

Kathleen Cobb, Vice President of  
DT Miami LLC

(Print Name of Applicant)

My commission expires September 6, 2016

State of: Florida



Sworn to and subscribed before me on the

20 Day of May, 2014

Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]

(Notary Public's Signature)

Estrella L. Manso

Print Name



ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY [Signature]

OWNERSHIP AFFIDAVIT  
FOR  
CORPORATION

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MAY 21 2014

STATE OF Florida  
COUNTY OF Miami-Dade

Public Hearing No. \_\_\_\_\_

ZONING HEARINGS SECTION  
MIAMI DADE PLANNING AND ZONING DEPT.  
BY AD

Before me, the undersigned authority, personally appeared Kolleen O.P. Cobb, Vice President of DT Miami LLC hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the president, vice-president or CEO of the Corporation, with the following address:  
2855 Le Jeune Road, 4th floor, Coral Gables, FL 33134
2. The Corporation owns the property which is the subject of the proposed hearing.
3. The subject property is legally described as:  
see attached
4. Affiant is legally authorized to file this application for public hearing.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

**Witnesses:**

Signature \_\_\_\_\_

Print Name Jose M. Gonzalez

Signature \_\_\_\_\_

Print Name ALEJANDRO GONZALEZ

DT Miami, LLC, a Delaware Limited Liability Company

By: \_\_\_\_\_

Affiant's signature

Kolleen O.P. Cobb, Vice President

Print Name

Sworn to and subscribed before me on the 20 day of May 20 14.

Affiant is personally known to me or has produced \_\_\_\_\_ as identification

Notary \_\_\_\_\_

(Stamp/Seal)



Commission Expires: September 6, 2016

## DISCLOSURE OF INTEREST\*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: \_\_\_\_\_

NAME AND ADDRESS

Percentage of Stock

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BY   AH  

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME \_\_\_\_\_

NAME AND ADDRESS

Percentage of Interest

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: DT Miami, LLC

NAME AND ADDRESS

Percentage of Ownership

Florida East Coast Industries

see attached

2855 Le Jeune Road, 4th floor, Coral Gables, FL 33134

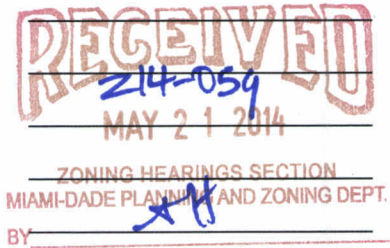
If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: \_\_\_\_\_

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *DT Miami LLC*  
*By [Signature]* (Applicant) *Kathleen Cobb, Vice President*

Sworn to and subscribed before me this 20 day of May, 20 14. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

*[Signature]*  
(Notary Public)



My commission expires: September 6, 2016

Seal

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

**Disclosure of Interest for DT Miami, LLC:**

DT Miami, LLC. is wholly owned by Florida East Coast Industries, LLC, a Delaware Limited Liability Company.

Florida East Coast Industries, LLC is owned by investment funds managed by affiliates of Fortress Investment Group, LLC, a publicly traded entity on the New York Stock Exchange (NYSE: FIG).

**FLORIDA EAST COAST INDUSTRIES, LLC.**

100%

**DT MIAMI, LLC.**

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CFN 2013R0914723  
OR Bk 28917 Pgs 2985 - 29915 (7pgs)  
RECORDED 11/19/2013 12:18:31  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

Prepared by and Return to:  
Kolleen O.P. Cobb, Esq.  
2855 Le Jeune Road, 4<sup>th</sup> Floor  
Coral Gables, Florida 33134

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY XH

Space above this Line for Recording Data

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made and executed this 14 day of November, 2013, by FDG Flagler Station II LLC, a Delaware limited liability company, whose mailing address is 2855 Le Jeune Road, 4<sup>th</sup> Floor, Coral Gables, Florida 33134 ("Grantor") to DT Miami LLC, a Delaware limited liability company, whose mailing address is 2855 Le Jeune Road, 4<sup>th</sup> Floor, Coral Gables, Florida 33134 ("Grantee").

**WITNESSETH:**

THAT, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants bargains, sells, aliens remises, releases, conveys and confirms unto Grantee, certain real property located in Miami-Dade County, Florida, which is more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof (the "Property");

SUBJECT TO: (i) taxes and assessments for the year 2013 and subsequent years, (ii) zoning and other governmental rules, regulations and ordinances, (iii) easements and restrictions of record, if any, without intent to reimpose or reinstate same hereby, (iv) facts which a current and accurate survey or visual inspection of the Property might disclose, and (v) rights of tenants in possession (all of the foregoing items (i) through (v) are collectively referred to herein as the "Permitted Exceptions");

TOGETHER, with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining; and

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby specifically warrants title to the Property as hereby described, and will defend the Property against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other, subject to the Permitted Exceptions.

**NOTE TO RECORDING CLERK:** This deed conveys unencumbered property for nominal consideration from the Grantor to a limited liability company under common ownership with Grantor and is exempt from Florida documentary stamp taxes pursuant to Crescent Miami Center, LLC vs. Florida Department of Revenue, No. SC03-2063 (Fla. 2005).

DT Miami

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Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and their respective successors and assigns.

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BY    *TH*   

DT Miami

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first written above.

WITNESSES:

S. Cordoves  
Print Name: S. Cordoves

Keren Marti  
Print Name: Keren Marti

FDG Flagler Station II LLC, a Delaware  
limited liability company

By: Kolleen O.P. Cobb  
Print Name: Kolleen O.P. Cobb  
Title: Vice President

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing Special Warranty Deed was acknowledged before me this 13<sup>th</sup> day of November, 2013, by Kolleen O.P. Cobb, as Vice President of FDG Flagler Station II LLC, a Delaware limited liability company, for and on behalf of such limited liability company, who is personally known to me.

(Notary Seal)

S. Cordoves  
Signature of Notary Public  
Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



S. CORDOVES  
MY COMMISSION # EE 129808  
EXPIRES: October 12, 2015  
Bonded Thru Budget Notary Services

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BY XH

DT Miami

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

**LEGAL DESCRIPTION:**

A PORTION OF LAND IN THE SOUTHEAST ¼ OF SECTION 37, TOWNSHIP 53 SOUTH, RANGE 41 EAST AND A PORTION OF THE NORTHEAST ¼ OF SECTION 37, TOWNSHIP 54 SOUTH, RANGE 41 EAST IN MIAMI-DADE COUNTY, FLORIDA, SAID LAND IS COMPRISED OF LAND DESCRIBED IN THE LEGAL DESCRIPTIONS CONTAINED IN THE FOLLOWING RECORDED DOCUMENTS:

- OFFICIAL RECORDS BOOK 12143 AT PAGE 883.
- OFFICIAL RECORDS BOOK 12488 AT PAGE 654.
- OFFICIAL RECORDS BOOK 13712 AT PAGE 3986.
- OFFICIAL RECORDS BOOK 13712 AT PAGE 3988.
- OFFICIAL RECORDS BOOK 14289 AT PAGE 583.
- OFFICIAL RECORDS BOOK 22563 AT PAGE 347.
- OFFICIAL RECORDS BOOK 22563 AT PAGE 335.

**LESS AND EXCEPT:**

THE RIGHTS-OF-WAY (INCLUDING EASEMENT AND FEE SIMPLE PARCELS) FOR NW 2nd STREET, NW 4th STREET AND NW 1st AVENUE (OLD ALIGNMENT AVENUE E, PER PB B PAGE 41) LYING THEREIN.

**THE LAND IS ALSO DESCRIBED AND KNOWN AS:**

THAT PORTION OF LAND IN CITY OF MIAMI, MIAMI-DADE COUNTY FLORIDA, NORTH OF N.W. 1st STREET, SOUTH OF NW 8th STREET, WEST OF NW 1st AVENUE (NEW ALIGNMENT), AND EAST OF THE MIAMI-DADE COUNTY METRORAIL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACTS A AND B:**

BEGINNING AT THE NORTHEAST CORNER OF LOT 10, BLOCK 97N OF FLORIDA EAST COAST RAILWAY COMPANY RESUBDIVISION OF PART OF BLOCKS 77N, 86N, 97N AND 106N RECORDED IN PLAT BOOK 2 PAGE 61 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID CORNER BEING 30 FEET SOUTH OF THE MONUMENT LINE OF NW 3rd STREET AND 20 FEET WEST OF THE MONUMENT LINE OF NW 1st AVENUE; THENCE RUN S00°00'39"W ALONG THE WEST RIGHT OF WAY LINE OF AVENUE E (NW 1st AVENUE), AS SHOWN ON SAID PLAT BOOK 2 PAGE 61 FOR 299.86 FEET TO A POINT ON A LINE 20 FEET NORTH OF AND PARALLEL WITH THE MONUMENT LINE OF NW 2nd STREET; THENCE RUN N89°55'10"W ALONG SAID LINE FOR 101.50 FEET; THENCE RUN S00°03'37"W FOR 50.00 FEET TO A POINT ON A LINE 30 FEET SOUTH OF AND PARALLEL WITH THE MONUMENT LINE OF NW 2nd STREET; THENCE RUN S89°55'10"E FOR 101.50 FEET TO THE NORTHEAST CORNER OF LOT 10, BLOCK 106N OF SAID FLORIDA EAST COAST RAILWAY COMPANY RESUBDIVISION OF

Exhibit A – Page 1 of 4

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MIAMI-DADE PLANNING AND ZONING DEPT.  
BY    JH

PART OF BLOCKS 77N, 86N, 97N AND 106N, PLAT; THENCE RUN S00°00'34"W ALONG THE EAST LINE OF SAID BLOCK 106N OF SAID FLORIDA EAST COAST RAILWAY COMPANY RESUBDIVISION OF PART OF BLOCKS 77N, 86N, 97N AND 106N, PLAT, FOR 124.62 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF LOT 12, BLOCK 106N OF SAID FLORIDA EAST COAST RAILWAY COMPANY RESUBDIVISION OF PART OF BLOCKS 77N, 86N, 97N AND 106N, PLAT; THENCE RUN S89°59'54"W ALONG SAID SOUTH LINE FOR 91.82 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS N57°42'57"W; THENCE 18.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 515.00 FEET AND A CENTRAL ANGLE OF 2°04'39" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE ON THE WEST LINE OF BLOCK 106N OF SAID FLORIDA EAST COAST RAILWAY COMPANY RESUBDIVISION OF PART OF BLOCKS 77N, 86N, 97N AND 106N PLAT, A RADIAL LINE TO SAID POINT BEARS N59°47'35"W; THENCE RUN S00°00'39"W ALONG SAID WEST LINE OF BLOCK 106N OF SAID FLORIDA EAST COAST RAILWAY COMPANY RESUBDIVISION OF PART OF BLOCKS 77N, 86N, 97N AND 106N, PLAT FOR 159.04 FEET TO A POINT ON A LINE 20 FEET NORTH OF AND PARALLEL WITH THE MONUMENT LINE OF NW 1st STREET; THENCE RUN S89°59'41"W ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 137.93 FEET TO THE EAST RIGHT-OF-WAY LINE OF MIAMI-DADE COUNTY METRORAIL; THENCE RUN ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE FOLLOWING FIVE (5) COURSES:  
THENCE RUN N 00°00'47"E FOR 119.87 FEET;  
THENCE RUN S 89°55'10"E FOR 31.00 FEET;  
THENCE RUN N 00°00'47"E FOR 410.00 FEET;  
THENCE RUN N 89°55'10"W FOR 31.00 FEET;  
THENCE RUN N 00°00'47"E FOR 120.14 FEET TO A POINT ON A LINE 30 FEET SOUTH OF AND PARALLEL WITH THE MONUMENT LINE OF NW 3rd STREET;  
THENCE RUN S89°53'38"E ALONG SAID LINE FOR 239.39 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT (FROM SAID TRACTS A AND B):

THE NW 2nd STREET RIGHT-OF-WAY (INCLUDING EASEMENT AND FEE SIMPLE PARCELS) LYING THEREIN.

AND INCLUDING:

TRACT C:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 15, BLOCK 86N OF FLORIDA EAST COAST RAILWAY COMPANY RESUBDIVISION OF PART OF BLOCKS 77N, 86N, 97N AND 106N RECORDED IN PLAT BOOK 2 PAGE 61 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID CORNER BEING 20 FEET NORTH OF THE MONUMENT LINE OF NW 3rd STREET AND 20 FEET WEST OF THE MONUMENT LINE OF NW 1st AVENUE; THENCE RUN N89°58'18"W ALONG THE SOUTH LINE OF SAID BLOCK 86N FOR 239.39 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MIAMI-DADE COUNTY METRORAIL; THENCE RUN N00°23'28"W ALONG SAID RIGHT-OF-WAY LINE FOR 640.21 FEET TO THE SOUTH

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RIGHT-OF-WAY LINE OF NW 5th STREET BEING A LINE 40 FEET SOUTH AND PARALLEL WITH THE NW 5th STREET MONUMENT LINE; THENCE RUN S89°54'52"E ALONG SAID LINE FOR 112.52 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N89°57'46"E FOR 131.39 FEET TO THE WEST RIGHT-OF-WAY LINE OF NW 1st AVENUE; THENCE RUN S00°00'52"W ALONG SAID LINE FOR 289.94 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NW 4th STREET; THENCE RUN S89°57'47"W ALONG SAID LINE FOR 20.00 FEET; THENCE RUN S00°00'52"W FOR 20.00 FEET TO A POINT ON THE MONUMENT LINE OF NW 4th STREET; THENCE RUN S00°00'44"W FOR 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NW 4th STREET; THENCE RUN N89°57'47"E ALONG SAID LINE FOR 20.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NW 1st AVENUE; THENCE RUN S00°00'44"W ALONG SAID LINE FOR 300.06 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT (FROM SAID TRACT C):

THE MIAMI-DADE COUNTY TRANSIT RIGHT-OF-WAY LYING THEREIN.

AND LESS AND EXCEPT (FROM SAID TRACT C):

THE NW 4th STREET RIGHT-OF-WAY LYING THEREIN.

AND INCLUDING:

TRACT D:

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 OF BLOCK 64N OF THE PLAT OF A. L. KNOWLTON MAP OF MIAMI AS RECORDED IN PLAT BOOK B PAGE 41 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID CORNER BEING 30 FEET EAST OF THE CITY OF MIAMI MONUMENT LINE ON AVENUE E (NW 1st AVENUE) AND 30 FEET SOUTH OF THE CITY OF MIAMI MONUMENT LINE ON NW 6th STREET; THENCE RUN N89°58'23"E ALONG A LINE 30 FEET SOUTH OF AND PARALLEL WITH THE NW 6th STREET MONUMENT LINE FOR 151.64 FEET TO A POINT; THENCE RUN S00°01'12"W FOR 291.44 FEET TO A POINT ON A LINE 29 FEET NORTH OF AND PARALLEL WITH THE CITY OF MIAMI MONUMENT LINE ON NW 5th STREET; THENCE RUN S89°57'46"W ALONG SAID LINE FOR 151.63 FEET TO A POINT ON THE WEST LINE OF BLOCK 64N OF SAID PLAT OF A. L. KNOWLTON MAP OF MIAMI; THENCE RUN N00°01'05"E ALONG SAID WEST LINE FOR 1.00 FEET TO A POINT ON A LINE 30 FEET NORTH OF AND PARALLEL WITH THE CITY OF MIAMI MONUMENT LINE ON NW 5th STREET; THENCE RUN S89°53'14"W ALONG SAID LINE FOR 143.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MIAMI-DADE COUNTY METRORAIL; THENCE RUN N00°00'47"E ALONG SAID EAST RIGHT-OF-WAY FOR 280.39 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NW 6th STREET SAID LINE BEING 40.00 FEET SOUTH OF THE MONUMENT LINE OF NW 6th STREET; THENCE RUN S89°57'18"E ALONG SAID RIGHT-OF-WAY LINE FOR 56.70 FEET TO A POINT OF CURVATURE THENCE 12.33 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 23°33'23" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID

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POINT BEARS N23°26'58"E; THENCE RUN S89°57'18"E ALONG A LINE 42.50 FEET SOUTH OF AND PARALLEL WITH THE MONUMENT LINE OF NW 6th STREET FOR A DISTANCE OF 74.53 FEET; THENCE RUN N00°01'05"E ALONG THE WEST LINE OF SAID BLOCK 64N FOR 12.50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT (FROM SAID TRACT D):

THE RIGHT-OF-WAY FOR NW 1st AVENUE (OLD ALIGNMENT AVENUE E PER PB B PAGE 41) LYING THEREIN.

AND INCLUDING:

TRACT E:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BLOCK 57N OF THE PLAT OF A.L. KNOWLTON MAP OF MIAMI AS RECORDED IN PLAT BOOK B PAGE 41 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND A LINE 32.50 FEET NORTH OF AND PARALLEL WITH THE CITY OF MIAMI MONUMENT LINE ON NW 6th STREET; THENCE RUN S89°58'23"W (DEED, S89°59'53" CALCULATED) FOR 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NW 1st AVENUE (OLD ALIGNMENT AVENUE E); THENCE RUN N89°57'18"W ALONG A LINE 32.50 FEET NORTH OF, AND PARALLEL WITH THE CITY OF MIAMI MONUMENT LINE ON NW 6th STREET FOR A DISTANCE OF 93.20 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MIAMI-DADE COUNTY METRORAIL; THENCE RUN N00°00'47"E (DEED, N00°02'05"E CALCULATED) ALONG SAID RIGHT-OF-WAY LINE FOR 472.87 FEET; THENCE RUN N89°32'44"E FOR 96.38 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS S83°35'34"W; THENCE RUN 209.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 524.00 FEET AND A CENTRAL ANGLE OF 29°17'16" TO A POINT OF INTERSECTION WITH A REVERSE CURVE, A RADIAL LINE TO SAID POINT BEARS S60°44'14"W; THENCE RUN 222.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 436.00 FEET AND A CENTRAL ANGLE OF 29°17'55" TO A POINT OF TANGENCY; THENCE RUN S00°02'14"W FOR 37.63 FEET TO A POINT OF CURVATURE; THENCE RUN 39.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°56'09" TO A POINT OF TANGENCY, SAID POINT BEING ON A LINE 32.50 FEET NORTH OF AND PARALLEL WITH THE CITY OF MIAMI MONUMENT LINE OF NW 6th STREET; THENCE RUN S89°58'23"W ALONG SAID LINE FOR 47.68 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT (FROM SAID TRACT E):

THE RIGHT-OF-WAY FOR NW 1st AVENUE (OLD ALIGNMENT AVENUE E PER PB B PAGE 41) LYING THEREIN.

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ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.

STATE OF FLORIDA, COUNTY OF DADE  
I HEREBY CERTIFY that this is a true copy of the  
original filed in this office on \_\_\_\_\_ day of \_\_\_\_\_

WITNESS my hand and Official Seal  
HARVEY RUTIN, Clerk of Circuit and County Courts  
By \_\_\_\_\_



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